



**377 Stonegate Way NW  
Airdrie, Alberta**

**MLS # A2293797**



**\$529,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Stonegate                          |               |                   |
| <b>Type:</b>     | Residential/Duplex                 |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level    |               |                   |
| <b>Size:</b>     | 1,134 sq.ft.                       | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                          |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage |                   |     |

**Inclusions:** N/A

**OPEN HOUSE: SAT. MARCH 28, 2 to 4 PM** | Welcome to this extensively renovated semi-detached home in the sought-after community of Stonegate, offering an exceptional blend of style, functionality, and location. Situated on a quiet street with no neighbours behind and direct access to walking paths, this home delivers both privacy and everyday convenience in a family-friendly setting. From the moment you arrive, the curb appeal stands out with its inviting facade and attached garage. Inside, the bright and functional main floor is designed to maximize natural light and flow. Large windows fill the living space, creating a warm and welcoming atmosphere that seamlessly connects the living room, dining area, and beautifully updated kitchen. The layout is both practical and comfortable, ideal for daily living and entertaining alike, and is complemented by central air conditioning for year-round comfort. The main level features well-appointed bedrooms, including a spacious primary retreat, along with a thoughtfully renovated bathroom showcasing modern finishes. The overall design reflects the care and attention that has gone into updating this home throughout. Downstairs, the developed lower level adds significant versatility with additional bedrooms, a generous recreation space, and plenty of room for a home office, gym, or growing family. This flexible layout is perfectly suited for a variety of lifestyles. Step outside to enjoy the large backyard, complete with a storage shed and plenty of space for kids, pets, or summer gatherings. With no rear neighbours, you'll appreciate the added sense of openness and direct connection to nearby green space and pathways. Located in one of Airdrie's most established communities, Stonegate offers easy access to schools, parks, shopping, and major routes, making commuting simple while keeping

everyday amenities close at hand. A thoughtfully updated home in a prime location&mdash;this is an excellent opportunity for buyers seeking comfort, space, and long-term value.